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California's Great America Master PD Zoning

Use and Development Standards:

(Revised 1/17/17)

INTENT OF MASTER PD ZONING DISTRICT:

This Planned Development Zoning District establishes regulations that facilitate continued development and on-going modifications to an existing amusement theme park within the entertainment area of the North Bayshore Zone in Santa Clara. This district would allow expansion of existing rides, the addition of new rides, water parks, entertainment venues, restaurants, theaters, retail commercial uses typical at large-scale amusement parks. In order to provide a more fine grain approach, this PD Zoning District is further defined by geographic zones that have specific use allowances and development regulations. This PD Zoning District will take into consideration neighboring uses and will provide adequate setbacks, height limitations, noise controls, lighting design, and buffer zones to protect those uses.

CONTEXT OF SURROUNDING AREA:

The existing uses along the eastern edge of the park are a public recreation trail, San Tomas Aquino Creek and habitat area, and single-family residential homes on the other side of the creek. Since residential homes are occupied during the day and night, policies governing noise, light, and visual effects will need to be in effect during both the daytime and nighttime. To the south and west of the park are existing office/industrial park uses and associated parking. The nearby office uses are predominately occupied during the daytime. To the north is the main parking lot for Great America and Levi's Stadium and Levi's Stadium itself. This parking area and the Stadium are the least sensitive interface with the main park activity area.

PERMITTED USES:

Unless explicitly limited elsewhere in these Development Standards, the below uses and facilities are allowed anywhere within California's Great America's property:

- Amphitheater
- Amusement games or arcades
- Amusement rides and attractions
- Ancillary Support Facilities
- ATMs
- Carnival games
- Charitable events
- Civic events
- Communication Facilities
- Conference facilities
- Decorative water features
- Educational attractions
- Emergency medical facilities (for on-site employees, guests, and visitors)
- Entertainment Attractions
- Entertainment based recreational facilities
- Entertainment Retail Uses
- Entertainment shows
- Entertainment Uses
- Entry facilities, including but not limited to parking payment booths and park ticket payment booths
- Ethnic events
- Facility repair warehouses
- Facility rentals (non-public) up to and including an entire park rental.
- Fences/walls
- Film, television, audio, and other media events
- Food/Merchandise Warehousing
- Food serving facilities indoor/outdoor, quick serve facilities, carts, kiosks and other facilities
- Fuel stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Landscape nurseries, storage, and related uses
- Museums, art displays, art shows, art galleries (indoor/outdoor)
- Offices
- Outdoor Special Light Effects (See additional restrictions)
- Parades and street performers shows
- Parking and parking structures
- Pedestrian tours
- Power facilities (to provide power for on-site purposes) SVP facilities and equipment
- Public access retail, entertainment, food and drink in open marketplace concept area.
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Pyrotechnic special effects and storage (See additional restrictions)
- Recycling, and trash facilities
- Restaurants, cafes, coffee shops, dinner theaters (Use Permit may be required for alcoholic beverage service - see "Conditionally Permitted Uses" section)
- Retail uses, indoor and outdoor, including the display, rental and sale of new, retail facilities, carts, kiosks and other facilities
- Roads
- Seasonal uses and seasonal events
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades (permanent and temporary)
- Sewer lift stations
- Signs
- Special events
- Stockpiling/On-site storage of graded materials
- Storage, outdoor and indoor (ancillary to uses on-site; see additional restrictions)
- Storage tanks, underground and above ground (ancillary to uses on-site)
- Storm water storage

- Temporary Uses
- Theaters, motion picture theaters, live performance theaters
- Thematic Elements
- Trailers (non-residential and ancillary to uses on-site)
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities - see additional restrictions
- Wall Murals
- Warehouses
- Water park attractions and support facilities
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the City's Community Development Director or Zoning Administrator

CONDITIONALLY PERMITTED USES:

The following conditional uses may be established only by first securing approval of a Use Permit from the City:

- For areas inside the main park gate, where members of the public are only able to access the area with a ticket / pass for entry into the theme park, sales, service, and consumption of distilled alcoholic beverages shall be limited to the pavilion area and to private events, unless otherwise approved through a separate Use Permit.
- For areas outside the main park gate, where members of the public can access the area without a ticket / pass for entry into the theme park:
 - Restaurants serving beer and wine in conjunction with full service meals will not require a Conditional Use Permit, so long as the primary use of facility is a full service restaurant at all times the establishment is operating, and alcohol sales are clearly an incidental component to the full service restaurant at all times.
 - A Use Permit will be required for any facility with a bar or other area that explicitly caters to or attracts patrons for purposes of serving alcoholic beverages (e.g., sports bar), if said facility does not operate consistent with subsection a. immediately above.
 - A Use Permit will be required for any facility serving alcohol where tables and chairs are not present for meal service.
 - Any service of distilled alcohol will require approval of a Use Permit.
- Any nightclub shall require a Use Permit, whether said nightclub is located inside or outside of the main park gates. For purposes of this requirement, a nightclub is defined as a venue where service of alcohol, consumption of alcohol, dancing, and live entertainment (e.g., deejay, live music, etc.) are provided in combination with one another as a primary use of the facility.
- See the Alcohol Sales Regulations section below for more info.
- Other uses not listed as permitted above, but which are, in the opinion of the City's Community Development Director or Zoning Administrator, appropriate for an amusement park in the manner in which they are proposed or conditioned.

PROHIBITED USES:

The following uses and facilities are prohibited at California's Great America:

- Adult Business Establishments
- Gun shops
- Gambling establishments
- Marijuana Dispensaries
- Tattoo Parlors
- Any other uses and facilities not listed as permitted uses or determined by the City's Community Development Director or Zoning Administrator not to be similar to permitted uses and facilities

Notes:

1. Any uses specifically enumerated above and in the Zone sections (below) are permitted. Any additional similar or ancillary uses not specifically discussed, may be permitted by the Zoning Administrator.
2. These development standards intend to integrate this development into the established or planned development pattern of its surroundings in order to promote a cohesive area character. These development standards are minimum or maximum requirements as stated. The Zoning Administrator may approve alterations or variations of up to 25% of the requirements established in this Zoning District, as allowed in the City Code, as long as the proposed variation still achieves the objective of minimizing impacts from noise, lights and visible effects upon nearby sensitive uses.
3. All uses and activities enumerated by this PD Zoning District and that do not involve new construction, and that are not otherwise regulated herein or in the conditions of approval, are allowed by right with no additional permitting required.
4. All projects that involve new exterior construction or grading will require a Development Permit issued by the Zoning Administrator and, at the discretion of the Zoning Administrator, may be subject to review by the Architectural Review Committee.

This PD Zoning District allows the following maximum total of exterior ride and slide attractions such as large coasters, thrill rides, tower rides, family rides, and slide towers at the following heights:

- 16 at heights of 50-100 feet (includes 8 new attractions without replacing existing)
- 11 at heights of 100-200 feet (includes 8 new attractions without replacing existing)
- 8 at heights of 200 feet to FAA Limit (includes 6 new attractions without replacing existing)

The PD Zoning District maintains all existing beer, wine, and distilled alcoholic beverage sales and consumption activity operating under active and valid City Use Permits and California Department of Alcoholic Beverage Control approvals.

DAYS AND HOURS OF OPERATION:

All Zones and All Operations May Occur 365 days/year

Theme Park - General Public Operations

- Year round operation (365 days / year)
- 9:00 a.m. to 1:00 a.m. including attractions and entertainment venues, amplified outdoor entertainment, restaurants and hospitality. Lighting of rides and attractions shall also be permitted until midnight.
- Ride operations allowed from 9:00 a.m. to midnight, except on up to 30 nights per year, midnight to 1:00 a.m. operation is permitted.
 - A maximum of 12 nights of the 30 nights when rides operate between midnight and 1:00 a.m. shall be on Monday to Thursday nights (Tuesday through Friday mornings).

Marketplace Area - Event & Entertainment Zone

- Year round operation (365 days/year)
- 6:00 a.m. to 1:00 a.m. for all restaurants, retail shops, entertainment/bar and indoor theater/event facilities (subject to additional restrictions that may be applied through required City Use Permits).

Amphitheater

- Year round operation (365 days / year)
- 10:00 a.m. to 11:00 p.m. on Fridays and Saturdays
- 10:00 a.m. to 10:00 p.m. Sunday through Thursday

Water Park

- Year round operation (365 days / year)
- 10:00 a.m. to 10:00 p.m.

Special Overnight Events & Private Overnight Events

- Year round operation (365 days / year)
- May occur any day of the week
- Open 24 hours, subject to limitations below:
 - Up to 24 total overnight events are allowed per year, including but not limited to Grad Nights, camp outs, Corporate Buyouts, club events (ex. Girl Scouts), and overnight stays. No exterior rides permitted after 1:00 a.m.. Special Events would not include extended hours of operation for the amphitheater. Entertainment occurring indoors may be provided all night during the 24 overnight events.
 - Water Park events and operations cease by 10:00 p.m.

Fireworks and pyrotechnics are only allowed between the hours of 10:00am and 10:00 p.m.

Background ambient music within the park is permitted during all operating hours.

Maintenance activities of the theme park may occur 24 hours a day (subject to applicable noise regulations of the City Code).

GENERAL DEVELOPMENT STANDARDS:

Design Sensitivity For Neighbors

To the extent feasible, new construction and physical improvements should be designed and built to minimize the potential impacts of noise, light and visual effects upon nearby neighbors by deploying the following design approaches:

- Do not locate excessive noise sources adjacent to the perimeter property line of the park.
- Orient the most impactful or peak noise elements of a ride towards the interior of the park or towards the main parking lot to the north.
- Use buildings and other barriers to screen adjacent uses from noise and light.
- Use landscaping to screen adjacent uses from light and visual effects.

Parking Requirements

Sufficient parking for the park is provided on parking lots in close proximity to both the public and employee park entrances. The primary 51-acre public parking lot for the park is located just to the north of the park's northern boundary on two parcels of land (APN's: 104-43-051 and -052). Two other smaller parking areas exist on site within the park boundaries - a smaller lot containing standard and accessible spaces near the northwest park entry, and the other employee parking lot at the southeast corner of the park. No required parking is located on the Hetch Hetchy parcel right of way property owned by the City and County of San Francisco (and managed by the San Francisco Public Utilities Commission).

Signage Regulations

- Any signs created under this PD Zoning District will be designed to create vibrant, clear, attractive signage that will enhance the Great America area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter. Replacement signage on the Great America Parkway frontage parcel (APN: 104-42-008), shall be restricted to signs for the amusement park and park operations and may exceed square footage and height requirements of the Zoning Code (potentially up to a maximum of 40 feet in height) and will be subject to Architectural Review approval and strict design review standards for quality of materials, design, safety, and compatibility with surrounding areas.
- Any external signs or signs visible from the public street right-of-way shall be subject to City review and approval.
- Any sign internal to the park, located below 30 feet above grade, and not visible from the public right-of-way is permitted.

Fencing Requirements

Fencing along the perimeter property lines for purposes of achieving adequate security and visual screening are allowed (subject to approval by the City's Director of Community Development or the Architectural Committee). Any fencing allowed under this PD Zoning District shall be properly maintained at all times.

Screening of Outdoor Storage Areas, Rooftop Equipment

Outdoor storage areas and any rooftop equipment shall be screened from the view of the general public from the outside of the park to the satisfaction of the Zoning Administrator. Screening may include landscaping, walls, or fences to visually buffer these areas. Screening shall be maintained.

Lighting Regulations

- Light will not spill off project boundary. Lighting will be directed away from adjacent properties. Shields and other barriers will be used to prevent light from be directed toward adjacent properties.
- Buildings, rides and attractions may have exterior decorative lighting, but the lights must be directed away from adjacent properties and shielded in a manner that does not impact adjacent properties.
- Laser lights or spot lights will not direct off of property.
- Safety lighting required by the FAA is permitted.



PLANNED DEVELOPMENT ZONING PLN2014-10851 CALIFORNIA'S GREAT AMERICA

△		
△	01/26/17	REVISED DEVELOPMENT REGULATIONS
△	09/08/16	REVISED DEVELOPMENT REGULATIONS
△	10/14/2015	REVISED ZONE BOUNDARIES
△	12/15/14	REVISED ZONE BOUNDARIES
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CAD DWG FILE: 438200LU.DWG		
DESIGNED BY: ML		
DRAWN BY: ML		
CHECKED BY: RTH		
DATE: 3/4/2014		
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DEVELOPMENT REGULATIONS

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Noise Regulations

- Amphitheater: No amplified music will be played after 11 p.m. on Friday/Saturday and 10 p.m. Sunday through Thursday. All audio systems shall be located on the stage with a maximum top of cabinet height of 25 feet above the stage and shall not project beyond the stage. This is to ensure effective sound attenuation. Operation of amphitheater shall not result in an increase in ambient noise by more than four decibels at the nearest residential property line.
- There shall be no amplified entertainment within 200 feet of the eastern property line and 50 feet of the western/southern property line. Other outdoor amplified entertainment is allowed during normal park hours, including during overnight special events. All amplified entertainment shall be directed away from the nearest property line.
- Fireworks and pyrotechnics are only allowed between the hours of 10:00 a.m. and 10:00 p.m.
- Background ambient music within the park is permitted during all operating hours.
- An employee will be designated to receive noise complaints during construction/grading.
- An employee will be designated to receive noise complaints during park operations.
- Fireworks and pyrotechnics shall not originate from within 200 feet of the eastern property line, shall not be launched after 10:00 p.m. any night of the week, and shall not be subject to City noise requirements.
- Vehicle/ride maintenance shall meet applicable City noise ordinance standards.
- The park operator agrees to work in good faith effort with the City to address any noise concerns.

Alcohol Sales Regulations

The purpose of these alcohol regulations is to maintain a controlled, safe environment for park visitors and to ensure public safety. For establishments serving alcohol and for alcohol consumption, the following regulations shall apply:

- For areas inside the main park gate, where members of the public are only able to access the area with a ticket / pass for entry into the theme park:
 - Sales and service of beer and wine are permitted by right, without the issuance of a Use Permit. (CA ABC restrictions apply.)
 - Sales, service, and consumption of distilled alcoholic beverages shall be limited to the pavilion area and to private events, unless otherwise approved through a separate Use Permit.
- For areas outside the main park gate, where members of the public can access the area without a ticket / pass for entry into the theme park:
 - Restaurants serving beer and wine in conjunction with full service meals will not require a Conditional Use Permit, so long as the primary use of facility is a full service restaurant at all times the establishment is operating, and alcohol sales are clearly an incidental component to the full service restaurant at all times.
 - A Use Permit will be required for any facility with a bar or other area that explicitly caters to or attracts patrons for purposes of serving alcoholic beverages (e.g., sports bar), if said facility does not operate consistent with subsection a. immediately above.
 - A Use Permit will be required for any facility serving alcohol where tables and chairs are not present for meal service.
 - Any service of distilled alcohol will require approval of a Use Permit.
- All establishments serving alcohol or where alcohol consumption occurs shall comply with the security and operational procedures in the annual security plan.

Odor/Smoke Mitigations

No exterior barbecuing or open-flame cooking activities shall occur within 500 feet from nearest residential property lines.

Environmental Mitigation

The applicant shall comply with all mitigation measures, or equivalent measures as determined by the Director of Community Development, contained in the Environmental Impact Report for the project

SPECIFIC DEVELOPMENT STANDARDS BY GEOGRAPHIC AREA:

RESIDENTIAL NEIGHBOR SENSITIVITY AREA:

The purpose of these limitations is to minimize the potential impacts of noise, light and visual effects on the existing single-family residential neighborhood. In the area located within 200' feet of the eastern property line along San Tomas Aquino Creek the following limitations apply:

- No launching or igniting of fireworks or pyrotechnics.
- No exterior rides or attractions operational past 10:00pm.
- No exterior amplified music, performance, or entertainment activities.
- No exterior nightclubs, bars, or alcohol-serving concession areas.
- No lighting directed upwards or eastward towards the creek.
- No outdoor light shows.
- No exterior barbecuing or open-flame cooking (*within 300 feet of the eastern property line).
- All structures/buildings, rides, and attractions taller than 50 feet must be setback from the eastern property line at least one foot for each foot of structure height.

PERMITTED USES BY GEOGRAPHIC ZONE:

- Amusement park rides and attractions (Zones 1, 2, 3)
- Amphitheaters and theaters for live entertainment with amplified sound (Zones 1, 2)
- Light shows and firework shows (Zones 1, 2)
- Eating and drinking establishments including on-site sale of alcohol (Zones 1, 2, 3, subject to other limitations contained herein and in Conditions of Approval)
- Retail / commercial stores (Zones 1, 2, 3)
- Water parks, slides and other water attractions (Zones 1, 2, 3)
- Carnival games (Zones 1, 2, 3)
- Arcades (Zones 1, 2, 3)
- Administrative offices and maintenance facilities (Zone 4)

- Surface parking lots and parking structures (Zones 1, 4)
- Paid event parking lot and/or parking structure. (Including game and event parking for Levi stadium) (Zones 1, 4)
- Incidental and accessory buildings, facilities and uses on the project site necessary for the park operation of any permitted or conditional use (Zones 1, 2, 3, 4)
- Special attractions and events, including seasonal and holiday events, including outdoor movies (Zones 1, 2, 3)
- Cocktail lounges, night clubs, bars, taverns, and restaurants (intended to include any establishment serving distilled alcoholic beverages, beer, wine, or other alcoholic beverage for consumption on the premises in either an indoor or outdoor venue) (Zones 1, 2, 3, subject to other limitations contained herein and in Conditions of Approval)

Development Standards - Zone 1

Note: All height standards are measured as Feet Above Ground Level (AGL)

ZONE 1 - ENTERTAINMENT AND THEME PARK

Zone 1 is intended for entertainment purposes, including a Special Event Zone, Amphitheater, Family Entertainment Center, retail/restaurants, and theme park activities including: major rides (such as steel and wooden coasters), family rides (such as mini coasters and spinning rides), and character based attractions. Activities in this zone may occur in conjunction with Pre- and Post- stadium events. Due to the proximity of residential uses along the Easterly border of Zone 1, setbacks and policies aim to limit impacts on these sensitive receptors. Parking is also permitted in this Zone.

Zone 1 is specifically intended for the Great America Marketplace, an event and entertainment area that could include a collection of restaurants, retail space, and entertainment venues located along a plaza or pedestrian street, hosting activities such as live entertainment, crafts fairs, holiday festivities. The Marketplace area is permitted to include 100,000 square feet of new restaurant, retail, bar, entertainment and outdoor stage space. The Marketplace concept may include the repurposing and redesigning of approximately 150,000 square feet of existing amphitheater, indoor/outdoor theaters, and group event center space, with the intent of creating a cohesive Marketplace zone for events, entertainment, dining and shopping. A new amphitheater and/or outdoor stage facility are also permitted in Zone 1. Any new amphitheater or outdoor stage would be subject to the same or substantially similar restrictions as the existing ones, as detailed in other restrictions contained herein.

Zone 1 may be open to the general public separate from the rest of the Theme Park and may be located outside of the Theme Park entrance. Tailgating and stadium-oriented events, such as the Red Zone Rally, may occur in this zone. Special events for holidays and other community fairs, festivals and celebrations may occur in this zone.

Setback Regulations

Structures/buildings and all rides and attractions 50 feet or less:

- Minimum setback from perimeter property lines: 10 feet

Structures/buildings and all rides and attractions taller than 50 feet:

- One foot of setback for every foot of height from the eastern & western property line
- Minimum setback from the northern perimeter property line: 10 feet

Fireworks and Light Shows shall not originate from within 200 feet of the eastern property line.

Building / Structure / Ride / Attraction Height

- Maximum height of buildings, structures, rides and attractions shall be the lesser of 250 feet (AGL) or the Federal Aviation Administration (FAA) Part 77 obstruction surfaces across the site, which are generally shown as ranging from 239 feet above mean sea level (AMSL) to 270 feet AMSL in the Comprehensive Land Use Plan (CLUP) for the Norman Y. Mineta San Jose International Airport, as determined by the Federal Aviation Administration (FAA).

Amphitheater

- Maximum number of seats: 10,000
- Special Events of non-concert nature are allowed
- Concerts shall not extend past 11:00 p.m. on Friday and Saturday, or 10:00 p.m. Sunday through Thursday
- Appropriate sound attenuation measures shall be provided including, audio system locations and projections and sound attenuation fencing.
- Operation shall not result in an increase in ambient noise by more than four decibels at the nearest residential property line.

Development Standards - Zone 2

Note: All height standards are measured as Feet Above Ground Level (AGL)

ZONE 2 - THEME PARK

Zone 2 will be designated for major rides, such as steel and wooden coasters, family rides, such as mini coasters and spinning rides, and character based attractions, like Planet Snoopy.

Setback Regulations

Structures and buildings 30 feet in height or less

- Minimum building setback from perimeter property line: 10 feet

Structures and Buildings 31 feet in height or greater

- Minimum building setback from perimeter property line: 25 feet

Park rides and outdoor attractions

- Minimum structure setback from perimeter property line: 50 feet

Building / Structure / Ride / Attraction Height

- Maximum height of buildings, structures, rides and attractions shall be the lesser of 250 feet (AGL) or the Federal Aviation Administration (FAA) Part 77 obstruction surfaces across the site, which are generally shown as ranging from 239 feet above mean sea level (AMSL) to 270 feet AMSL in the Comprehensive Land Use Plan (CLUP) for the Norman Y. Mineta San Jose International Airport, as determined by the Federal Aviation Administration (FAA).

Development Standards - Zone 3

Note: All height standards are measured as Feet Above Ground Level (AGL)

ZONE 3 - WATER PARK & KIDS ZONE

Zone 3 is designated for a Water Park and related kids zone rides, attractions and amenities. A separate entrance could be provided directly from the parking lot. Due to the proximity of residential uses along the Easterly border of Zone 3, adequate setbacks to buildings/structures are provided. Major rides originating in another Zone may pass through Zone 3.

Setback Regulations

Structures/buildings and all rides and attractions 50 feet or less:

- Minimum building setback from perimeter property line: 10 feet

Structures/buildings and all rides and attractions taller than 50 feet:

- One foot of setback for every one foot of height

Fireworks and Light Shows shall not originate from within 200 feet of the eastern property line.

Building / Structure / Ride / Attraction Height Maximum

- Structure / building height: 80 feet in height(AGL)
- Rides and attractions: 80 feet in height (AGL)

Development Standards - Zone 4

ZONE 4 - SUPPORT / EMPLOYEE PARKING

Zone 4 is intended for park support and includes offices, food storage, warehouses and maintenance, trash collection and compacting operations, as well as employee parking. Due to the proximity of residential development on the Easterly border of Zone 4, adequate structure/building setbacks are provided.

Setback Regulations

Structures and buildings 70 feet or less in height

- Minimum building setback from perimeter property line: 10 feet to southerly property line and 20 feet to easterly property line.

Building / Structure Height:

- Maximum structure/building height: 70 feet in height (AGL)

Required Employee Parking

- Minimum of 400 spaces. May be satisfied through an off-site parking arrangement. Minimum requirement may be reduced by Zoning Administrator based upon historical data.

Alcohol

- Distilled alcoholic beverages, beer and wine are not permitted in this zone.



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance






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CALIFORNIA'S GREAT AMERICA

		
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CAD DWG FILE: 438200LU.DWG		
DESIGNED BY: ML		
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DEVELOPMENT
REGULATIONS